

Green Hills HOA

February Meeting

Board Meeting

Date: 02/13/2024 at 7:00PM

Location: Huntsville Library and Zoom

Attendance

- Board and Officers attending:
 - Troy Banks, Jay Polo, Jenny Wheeler, Jaimi Liddell, Sam Clark
- HOA Members attending:
 - Matthias Frank
 - Jacques Behar
 - Tami Johnson
 - Rick Rojahn
 - Faith Hope Bachman
 - Lori Wentland
 - Mark

Meeting called to order 7:01 pm

Agenda

- **Old Business**
 - Minutes were reviewed and approved unanimously.
 - Financials
 - P&L and Balance sheet were reviewed.
 - Our HOA insurance is up for renewal. The annual charge went up minimally over last year. The board agreed unanimously to renew with the same agent.
 - Bonds
 - We'll discuss the individual bond concerns in executive session on Tuesday January 20th at 7pm at Jay's house
 - Website
 - Reviewed the first draft of the HOA website. The first draft seems to provide an effective channel for one-way communications as well as a way to point 3rd parties such as realtors and home buyers to our general HOA information and other documents.
 - Jay will convert the website hosting to annual billings and will provide credentials to the board members who want to make direct updates. All, please send content, images, etc for the various sections and I will integrate it into the site.
 - The goal is to get the site complete enough to share with the community by the next monthly meeting.
 - Speeding

- This continues to be a concern. We have not had a response to our concerns. Sam will draft an email to Young Boy's manager indicating that if we cannot get this resolved we will engage law enforcement.
 - Architecture Committee
 - Tami Johnson is joining the Architecture committee
 - Gate Committee
 - We reviewed the minutes from the January gate committee and validated that the best option is 3B-R1. The committee should move ahead with getting updated bids for this plan. With that in hand we will then go to the county for approval of the location encroaching on the circle and the permit.
 - Jay will schedule the next Gate Committee meeting.
 - Signage
 - Our overweight vehicles notice at the entrance has gone missing. Troy will get it replaced.
- **New Business**
 - One lot recently came under contract. That transaction for one may not go through a Title company. Jay will make sure Sam has contact details so he can send them details on the status of HOA dues for the lot.
 - Lori Wentland asked about Ogden Valley community incorporation and whether the HOA has any opinions on the issue.
 - Sam mentioned that while the county has refused to take over our roads we might consider whether the new city would take over maintaining our roads.
 - Troy shared that the county does not seem to be in touch with the needs of the Ogden Valley. Lori shared that others expressed that being such a small percentage of the county population the Ogden Valley concerns are not being heard.
 - Jay raised that in his experience it is very difficult to remain cost effective when managing all the same services for a much smaller scale government entity and population.
- **Meeting close**
 - This meeting was adjourned at 8:09 pm